



Portola Center Project Subsequent Environmental Impact Report

Prepared for



Prepared by



**PUBLIC REVIEW DRAFT
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

Portola Center Project

SCH NO. 2012061063

Lead Agency:



CITY OF LAKE FOREST
25550 Commercentre Drive
Lake Forest, California 92630
Contact: Ms. Carrie Tai, AICP
Senior Planner
949.461.3466

Prepared by:



RBF CONSULTING
14725 Alton Parkway
Irvine, California 92618-2027
Contact:
Mr. Edward Torres, INCE
949.472.3505

June 2013

JN 130079

This document is designed for double-sided printing to conserve natural resources.



TABLE OF CONTENTS

Section 1.0:	Executive Summary.....	1-1
1.1	Introduction	1-1
1.2	Project Background.....	1-1
1.3	Project Summary	1-5
1.4	Environmental Procedures	1-5
1.5	Summary of Project Alternatives	1-9
1.6	Environmental Issues/Mitigation Summary.....	1-20
Section 2.0:	Introduction and Purpose	2-1
2.1	Purpose of the Subsequent EIR.....	2-1
2.2	CEQA Document Tiering	2-1
2.3	Compliance with CEQA	2-5
2.4	EIR Scoping Process	2-5
2.5	Format of the EIR	2-6
2.6	Responsible and Trustee Agencies	2-7
2.7	Incorporation by Reference.....	2-8
2.8	Disagreement Amongst Experts.....	2-16
Section 3.0:	Project Description	3-1
3.1	Project Location and Setting.....	3-1
3.2	Background and History	3-4
3.3	Project Characteristics	3-8
3.4	Goals and Objectives.....	3-16
3.5	Agreements, Permits, and Approvals	3-16
Section 4.0:	Basis of Cumulative Analysis	4-1
Section 5.0:	Environmental Analysis.....	5-1
5.1	Aesthetics.....	5.1-1
5.2	Cultural Resources.....	5.2-1
5.3	Geology and Soils.....	5.3-1
5.4	Hydrology/Water Quality.....	5.4-1
5.5	Traffic/Transportation.....	5.5-1
5.6	Air Quality	5.6-1
5.7	Greenhouse Gas Emissions.....	5.7-1
5.8	Noise	5.8-1
Section 6.0:	Other CEQA Considerations	6-1
6.1	Long-Term Implications of the Proposed Project.....	6-1
6.2	Irreversible Environmental Changes That Would Be Involved In The Proposed Action Should It Be Implemented.....	6-1
6.3	Growth-Inducing Impacts	6-2
6.4	Energy Conservation	6-7



TABLE OF CONTENTS (continued)

Section 7.0:	Alternatives to the Proposed Project.....	7-1
7.1	Alternatives Considered But Rejected From Further Analysis.....	7-3
7.2	Alternatives Considered For Further Analysis.....	7-7
7.3	“Environmentally Superior” Alternative	7-19
Section 8.0:	Effects Found Not To Be Significant	8-1
8.1	Assessment in the Modified Initial Study	8-1
Section 9.0:	Organizations and Persons Consulted.....	9-1
Section 10.0:	Bibliography.....	10-1
Section 11.0:	Appendices (under separate cover and contained on CD at end of section)	
11.1	Modified Initial Study and Notice of Preparation	
11.2	Cultural/Paleontological Assessment	
11.3	Geotechnical Assessment	
11.4	Hydrology and Water Quality Assessment	
11.5	Traffic Study	
11.6	Air Quality/Greenhouse Gas Data	
11.7	Noise Assessment	



LIST OF EXHIBITS

Exhibit 3-1	Regional Vicinity	3-2
Exhibit 3-2	Site Vicinity	3-3
Exhibit 3-3	Proposed Master Land Use Plan.....	3-10
Exhibit 3-4	Site Plan.....	3-15
Exhibit 5.1-1	Existing Condition Photographs.....	5.1-2
Exhibit 5.1-2	Key View Locations Map	5.1-5
Exhibit 5.1-3	Key View 1 – Existing Condition	5.1-6
Exhibit 5.1-4	Key View 2 – Existing Condition	5.1-7
Exhibit 5.1-5	Key View 3 – Existing Condition	5.1-8
Exhibit 5.1-6	Key View 4 – Existing Condition	5.1-10
Exhibit 5.1-7	Key View 5 – Existing Condition	5.1-11
Exhibit 5.1-8	Key View 1 – Proposed Condition.....	5.1-18
Exhibit 5.1-9	Key View 2 – Proposed Condition.....	5.1-19
Exhibit 5.1-10	Key View 3 – Proposed Condition.....	5.1-20
Exhibit 5.1-11	Key View 4 – Proposed Condition.....	5.1-24
Exhibit 5.1-12	Key View 5 – Proposed Condition.....	5.1-25
Exhibit 5.1-13	Wall Cross-Sections Key Map.....	5.1-27
Exhibit 5.1-14	Section A-A – Whiting Ranch Wilderness Park.....	5.1-28
Exhibit 5.1-15	Section B-B – Saddleback Ranch Road.....	5.1-29
Exhibit 5.1-16	Section C-C – New Entry at Glenn Ranch Road.....	5.1-30
Exhibit 5.1-17	Section D-D – Eastern Project Area	5.1-31
Exhibit 5.1-18	Section E-E – Northeastern Project Area	5.1-32
Exhibit 5.4-1	Existing Conditions Hydrology	5.4-3
Exhibit 5.4-2	Proposed Conditions Hydrology.....	5.4-21



LIST OF EXHIBITS (continued)

Exhibit 5.4-3	Preliminary Detention/Hydromodification and Water Quality Facilities	5.4-23
Exhibit 5.5-1	Location of Study Intersections.....	5.5-3
Exhibit 5.5-2	Proposed Project Driveways.....	5.5-18
Exhibit 5.8-1	Sound Levels and Human Response	5.8-2
Exhibit 5.8-2	Noise Measurement Locations	5.8-7
Exhibit 5.8-3	Noise Modeling Receptors	5.8-23
Exhibit 5.8-4	Noise Barrier Heights and Locations	5.8-25



LIST OF TABLES

Table 1-1	Comparison of Proposed Project and Reduced Density Alternative.....	1-17
Table 1-2	Comparison of Proposed Project and Reduced Grading/Reduced Intensity Alternative	1-18
Table 1-3	Comparison of Alternatives	1-19
Table 3-1	Agency Approvals.....	3-17
Table 4-1	Cumulative Projects List.....	4-2
Table 5.3-1	Deterministic Spectra Site Parameters.....	5.3-8
Table 5.3-2	Probabilistic Site Parameters for Selected Faults California Geologic Survey.....	5.3-9
Table 5.3-3	Soil Classification Based on Expansion Index	5.3-24
Table 5.3-4	Requirements for Concrete Exposed to Sulfate-Containing Solutions.....	5.3-26
Table 5.4-1	Existing Flowrates	5.4-2
Table 5.4-2	Comparison of Existing and Proposed Flowrates.....	5.4-26
Table 5.5-1	Study Intersections	5.5-2
Table 5.5-2	Level of Service Criteria for Signalized Intersections (ICU Methodology).....	5.5-5
Table 5.5-3	LOS Criteria for Signalized Intersections (HCM Methodology)	5.5-7
Table 5.5-4	LOS Criteria for Unsignalized Intersections (HCM Methodology)	5.5-7
Table 5.5-5	Existing ICU Peak Hour Levels of Service	5.5-8
Table 5.5-6	Existing HCM Peak Hour Levels of Service.....	5.5-9
Table 5.5-7	Project Trip Generation.....	5.5-20
Table 5.5-8	Existing With Project ICU Peak Hour Intersection Analysis.....	5.5-22
Table 5.5-9	Existing With Project HCM Peak Hour Intersection Analysis	5.5-23
Table 5.5-10	Near Term Year 2015 Without Project ICU Peak Hour Intersection Analysis	5.5-24
Table 5.5-11	Near Term Year 2015 Without Project HCM Peak Hour Intersection Analysis.....	5.5-25
Table 5.5-12	Near Term Year 2015 With Project ICU Peak Hour Intersection Analysis	5.5-27



LIST OF TABLES (continued)

Table 5.5-13	Near Term Year 2015 With Project HCM Peak Hour Intersection Analysis.....	5.5-28
Table 5.5-14	Buildout Year 2030 Without Project ICU Peak Hour Intersection Analysis.....	5.5-30
Table 5.5-15	Buildout Year 2030 Without Project HCM Peak Hour Intersection Analysis	5.5-31
Table 5.5-16	Buildout Year 2030 With Project ICU Peak Hour Intersection Analysis.....	5.5-33
Table 5.5-17	Buildout Year 2030 With Project HCM Peak Hour Intersection Analysis	5.5-34
Table 5.5-18	Buildout Year 2030 With Project HCM Peak Hour Intersection Analysis with Recommended Improvement	5.5-35
Table 5.5-19	Glenn Ranch Road/Project Driveway 2 Queuing Analysis.....	5.5-38
Table 5.6-1	Local Air Quality Levels	5.6-3
Table 5.6-2	Sensitive Receptors	5.6-5
Table 5.6-3	National and California Ambient Air Quality Standards.....	5.6-7
Table 5.6-4	SCAQMD Regional Pollutant Emission Thresholds of Significance	5.6-8
Table 5.6-5	Maximum Daily Pollutant Emissions During Construction.....	5.6-14
Table 5.6-6	Long-Term Operational Air Emissions	5.6-21
Table 5.6-7	Localized Significance of Emissions.....	5.6-23
Table 5.6-8	Construction Emissions Dispersion Modeling.....	5.6-24
Table 5.6-9	Project Buildout Carbon Monoxide Concentrations,	5.6-25
Table 5.7-1	Business As Usual Greenhouse Gas Emissions	5.7-13
Table 5.7-2	Mitigated Greenhouse Gas Emissions	5.7-17
Table 5.8-1	Noise Descriptors	5.8-3
Table 5.8-2	Sensitive Receptors	5.8-6
Table 5.8-3	Noise Measurements	5.8-6
Table 5.8-4	City of Lake Forest Exterior Noise Standards.....	5.8-10
Table 5.8-5	Interior and Exterior Noise Standards	5.8-11



LIST OF TABLES (continued)

Table 5.8-6	Construction Equipment Noise Emission Levels	5.8-15
Table 5.8-7	2015 Off-Site Traffic Noise Level Increase.....	5.8-20
Table 5.8-8	2030 Off-Site Traffic Noise Level Increase.....	5.8-21
Table 5.8-9	Exterior Traffic Noise Levels at Modeled Receptors.....	5.8-22
Table 6-1	Population Estimates.....	6-3
Table 6-2	Housing Estimates.....	6-4
Table 6-3	Construction Fuel Consumption.....	6-9
Table 6-4	Project Operational Fuel Consumption	6-10
Table 7-1	Comparison of Proposed Project and Reduced Density Alternative.....	7-10
Table 7-2	Reduced Density Alternative Construction Emissions.....	7-11
Table 7-3	Comparison of Proposed Project and Reduced Grading/ Reduced Intensity Alternative.....	7-15
Table 7-4	Reduced Grading/Reduced Intensity Alternative Construction Emissions	7-17
Table 7-5	Comparison of Alternatives	7-20
Table 8-1	Impacts Found Not To Be Significant.....	8-2



City of Lake Forest
Portola Center Project
Subsequent Environmental Impact Report

This page intentionally left blank.